



**CITY OF SOMERVILLE, MASSACHUSETTS**  
**MAYOR'S OFFICE OF STRATEGIC PLANNING & COMMUNITY DEVELOPMENT**  
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**MAYOR**

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HISTORIC PRESERVATION

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**STEP 2: DETERMINATION OF PREFERABLY PRESERVED  
STAFF REPORT**

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**Site:** 377 Washington Street

**Case:** HPC.DMO 2021.04

**Applicant:** Thomas Lichoulas

**Owner:** Washington TN, LLC

**Proposal:** *Demolish all structures*

**HPC Meeting Date:** March 16, 2021



The purpose of a staff report is to provide the Historic Preservation Commission (HPC) with additional information and professional assessments regarding properties that are proposed for demolition. These assessments are based on the criteria allowed for consideration by the HPC in accordance with the Demolition Review Ordinance (DRO). A Staff Report is not a determination/decision nor does it constitute authorization in any form.

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**I. SUMMARY OF FEBRUARY 16, 2021 MEETING**

At their regular public meeting on February 16, 2021, the HPC voted the structure at 377 Washington Street to be “Historically Significant”. Due to this determination, 377 Washington Street moved on to the second step in the demolition review process, which calls for the HPC to determine whether or not the building should be “Preferably Preserved”. A determination of “preferably preserved” does not permanently halt demolition of a structure.

Additional information regarding John Leland shows that, according to the 1865 State Census, he was working also working as a wheelwright in Somerville. We also learn that his middle initial is “M”, information that was not included in the 1870 federal census.

549	611	Lane, John M.	46	M	N.H.	M	Whewright						
		" Sophie B.	43	F	Me	M							
		" Anne M.	17	F	Mass	S							
		" Ella F.	15	F	"								
		" Frank E.	12	M	"								

374	421	John Leland	41 m	Whitnright	2,000	400	A. H.		
		Septimia "	38 f				He		
		Albert A. "	17 m				He	1	
		Anna M. "	12 f				"	1	
		Lilla F. "	10 f				"	1	
		Frank E. "	7 m				"	1	

### III. DETERMINATION

- That the building is Preferably Preserved.
- That the building is not Preferably Preserved.
- That the building is not Preferably Preserved *with Conditions*.

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## IV. **FINDINGS**

### a. **Preferably Preserved**

For a determination of **preferably preserved**, the HPC must make the following finding:

- *That the demolition of the building at 377 Washington Street would be detrimental to the architectural, cultural, political, economic, or social heritage of the City.*

If the HPC makes the above finding in the affirmative or the negative, the HPC must state their reasons why they take either position.

### b. **Not Preferably Preserved**

For a determination of **NOT preferably preserved**, the HPC must make one of the following findings:

If the HPC makes the above finding, the HPC must state their reasons why they take their position.

### c. **Not Preferably Preserved with Conditions**

For a determination of **NOT preferably preserved with Conditions**, the HPC must make the following finding:

- *That the building at 377 Washington Street does not meet any of the criteria listed under item "a"*

- AND -

- *That the applicant is required to provide one or more of the following to the Planning Division (Preservation Planning) prior to demolition:*

- 1. photographic documentation of the building to be demolished;*
- 2. architectural renderings of the building to be demolished;*
- 3. identification of materials for salvage of material; and/or,*
- 4. a plan for installation of historic or interpretive signage at or near the site.*

If the HPC makes the above finding, the HPC must state their reasons why they take their position.

**V. VOTE**

When bringing the matter to a vote, the HPC must include the reasons why the structure at **377 Washington Street** is or is not “preferably preserved”.